Bates Close, George Green, Berkshire, SL3 6SB

OIEO £270,000
Freehold

b simmons
T: 01753 545 555 bsimmons.co.uk



Tucked away in a quiet cul-de-sac location in the semi rural area of George Green, B Simmons are delighted to present to the market this 'Freehold' cluster house, which would make an ideal First Time Buy or Buy to Let investment. The property has it's own private garden and has an allocated parking space.

As you enter the property, you walk straight into an open plan living room and kitchen, which has been refurbished by the current owner, with a built in storage cupboard and stairs leading to the first floor. On the first floor, there is access to a private loft, a built in storage and airing cupboard housing the hot water tank, as well as a double bedroom. Outside, the property has it's own private garden, laid predominantly to lawn with mature shrub borders and a gate giving side access. Just a short walk from the property, there is a residents car park with an allocated space for one car as well as a shared visitors space with number seventeen. The property further benefits from new double glazed windows throughout

George Green, is known as a relatively quiet semi rural area and is an attractive place for families and individuals seeking a residential setting. The area is well-connected to the amenities and services available in Slough town centre, which is approximately a mile and a half away with a range of shopping facilities, schooling and transport links. Additionally, George Green is in close proximity to Langley Country Park providing residents easy access to green spaces and recreational opportunities.

Council Tax Band: C / EPC Rating: D

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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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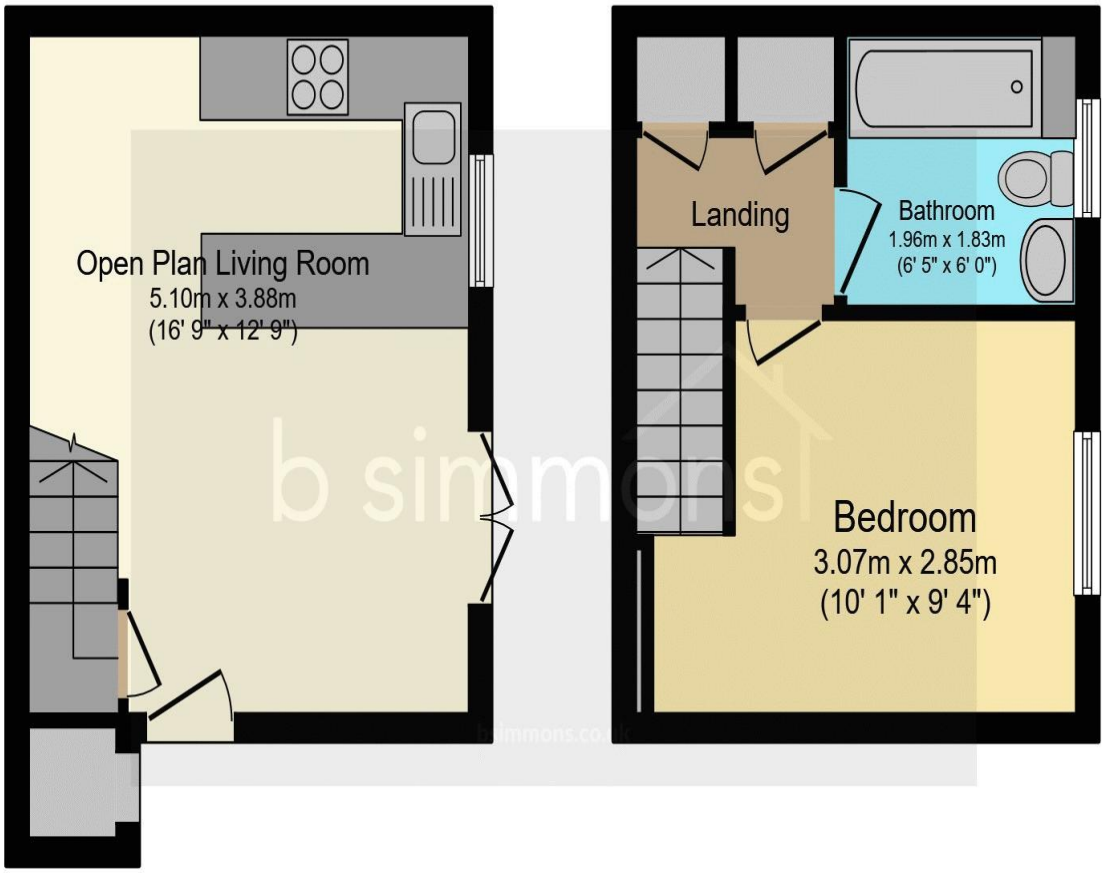






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Total floor area: 40.4 sq.m. (434 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.